

CERTIFICATE OF SUBSTANTIAL COMPLETION

AIA DOCUMENT G704

(Instructions on reverse side)

OWNER ☒
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

**RL
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APR 23 2009

PROJECT: Otter Creek Clubhouse and
(Name and address) Community Building
Otter Creek Golf Course
Ankeny, Iowa

PROJECT NO.: 2713

CONTRACT FOR: Clubhouse & Related Site Work
CONTRACT DATE: May 19, 2008

TO OWNER:
(Name and address) City of Ankeny
410 West First Street
Ankeny, Iowa 50023

TO CONTRACTOR:
(Name and address) Pinnacle Construction Group
10626 Justin Drive
Urbandale, Iowa 50322

DATE OF ISSUANCE: 4-22-09

PROJECT OR DESIGNATED PORTION SHALL INCLUDE:

Interior of upper and lower level of clubhouse,

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as

5-1-09

which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Exterior of Clubhouse and related site work.

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.


Partners & Sirny LLP
ARCHITECT

BY 

4.21.09
DATE

The Contractor will complete or correct the Work on the list of items attached hereto within ten (10) days from the above date of Substantial Completion.

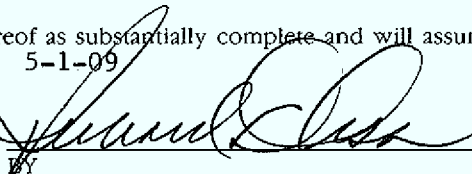
Pinnacle Construction Group
CONTRACTOR

BY 

4.27.09
DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at Five O'Clock P.M. (time) on 5-1-09 (date).

City of Ankeny
OWNER

BY 

5/4/09
DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note—Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)



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G704-1992

PARTNERS & SIRNY *architects***Otter Creek Golf Course****Punch List**

4/15/2009

Room	Issue	Initial
Lower Level		
001-Stair	1. Provide 1#6 base at steel stringer	
	2. Patch GB soffit and paint the wall color	
003-Cart Storage	1. Install golf cart bumper at GB walls& align with golf cart bumper	
	2. Verify moisture at west steel beam pocket and repair	
	3. Paint all doors and frames	
	4. Restripe the golf cart stripes per plan and seal concrete floor typ. Lower level	
004-Mech/Elec	1. Verify moisture on floor at Janitor sink	
Main Level		
100-Proshop	1. Remove paint on door and frame 100A	
	2. Paint mechanical grilles at west wall same as wall color	
	3. Remove glue and scratch at back cash wrap counter top	
	4. Adjust screws at floor strike and provide door mounted hold opens at interior pair of doors	
	5. Reset ACT SW corner	
101- Pro office	1. Reset ACT	
102-Storage	1. Complete insulation on exposed duct work	
	2. Clean mechanical pipes SW corner	
104-Hall	1. Remove oil on floor near doors 104	
105-Men	1. Install vinyl at vestibule	
	2. Install toilet partitions and grab bars	
	3. Install PVC sleeve at vanity per detail	

Room	Issue	Initial
106-M lockers	1. Install 1#6 wood valence at wood lockers	
	2. Touch/clean and paint GB at tile GB transition	
	3. Touch up paint at ceiling	
	4. Replace cracked tile at shower curtain and grab bar	
	5. Verify and seal bracket blocking for shower seat and adjust hinge movement	
107-Women	1. Same as 105-men	
108-W lockers	1. Install 1#6 wood valence at wood lockers	
	2. Touch/clean and paint GB at tile GB transition	
	3. Verify and seal bracket blocking for shower seat and adjust hinge movement	
109-Gallery	1. Reset ACT at door 110	
	2. Install sealant at floor tile CJ	
	3. Remove dark stain mark and blend at head trim of door 123B	
	4. install ACT at vestibule of door 112B	
	5. Reset ACT west end	
110-Office	1. Reset ACT	
	2. Touch up taping/ GB and repaint room	
111-Storage	1. Paint all walls, doors and frames	
	2. Patch GB at mechanical penetrations of outside wall	
112-Kitchen	1. Install all missing ACT	
	2. Install sealant at floor tile CJ	
	3. Seal PVC pop/beer lines to FRP wall panels	
	4. paint all doors and frames	
115-Toilet	1. Install wood valence at vanity	
	2. Replace the two down light lamps with the maximum watt lamp for higher light level	
116-Men	1. Install vinyl at vestibule	
	2. Install PVC sleeve at vanity per detail	
	3. Install toilet partitions and grab bars	
	4. Touch up sealant toilet fixtures and vanity/ tile transition	

Room	Issue	Initial
117-Women	1. Same as 116 men	
118-brides	1. Install Vinyl	
119-Coats	1. Install coat racks	
121-Prefunction	1. touch up paint at fire panel and install panel	
122- Banquet	1. Reset ACT	
123-Meeting	1. Reset ACT	
126-Srorage	1. Paint ships ladder	
127-Kitchen	1. Complete all final hook up and test equipment 2. touch up glue and glue down FRP/ tile base transitions	
128-Bar	1. Install SS bar rail and pass thru counter 2. Verify if SS legs can be removed from north side hand sink 3. provide a sanitary wrap around beer line from PVC to beer tap and cap PVC 4. Owner to consider a additional SS shelf between glass wash and drain board 5. the wood back bar requires repair work to wood veneers. Verify with arch of solution 6. fill and finish all nail/screw holes at back bar 7. clean glue at floor tile front bar	
129-Grill	1. Replace broken window pane east side 2. Touch up paint at north and east side 3. Reset ACT north side 4. Paint mechanical grilles at west wall same as wall color	

[illegible]